

020.A

0003

0401.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

612,200 /

612,200

USE VALUE:

612,200 /

612,200

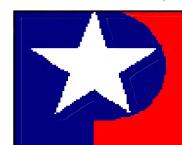
ASSESSED:

612,200 /

612,200

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY



No	Alt No	Direction/Street/City
30		HAMILTON RD, ARLINGTON

OWNERSHIP	Unit #:	401
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Owner 1: TASHIRO MASAKAZU & YASUHISA

Owner 2:

Owner 3:

Street 1: PO BOX 410042

Street 2:

Twn/City: EAST CAMBRIDGE

St/Prov: MA Cntry: Own Occ: N

Postal: 02141 Type:

PREVIOUS OWNER

Owner 1: AZUMI HISAKO -

Owner 2: -

Street 1: 30 HAMILTON ROAD #401

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1985, having primarily Brick Exterior and 1224 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	6048																

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description			User Acct
102		0.000	612,200			612,200				145505
										GIS Ref
										GIS Ref
										Insp Date
										12/13/17

PREVIOUS ASSESSMENT		Parcel ID		020.A-0003-0401.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size
2020	102	FV	594,600	0	.
2019	102	FV	558,100	0	.
2018	102	FV	460,000	0	.
2017	102	FV	427,400	0	.
2016	102	FV	427,400	0	.
2015	102	FV	400,600	0	.
2014	102	FV	379,500	0	.
2013	102	FV	379,500	0	.

Source:	Market Adj Cost	Total Value per SQ unit /Card:	500.16	/Parcel:	500.1	Entered Lot Size	Total Land:	Land Unit Type:
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!1764!

PRINT

Date

Time

12/10/20

17:19:37

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

LAST REV

Date

Time

12/13/17

10:02:11

danam

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
AZUMI HISAKO	45815-119		8/8/2005		485,000	No	No		
KOPP LINDA & RE	22444-115		9/30/1992		185,000	No	No	Y	

BUILDING PERMITS

ACTIVITY INFORMATION

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/13/2017								
5/6/2000								

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 7	- Condo Garden			Full Bath: 1	Rating: Good			BK: 20110 PG: 5, Building Number 30.									
Sty Ht: 1	- 1 Story			A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 3	- Brick or Stone			A 3QBth:	Rating:												
Frame: 2	- Steel			1/2 Bath: 1	Rating: Good												
Prime Wall: 7	- Brick			A HBth:	Rating:												
Sec Wall:				OthrFix:	Rating:												
Roof Struct: 4	- Flat			OTHER FEATURES													
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Good												
Color: BRICK				A Kits:	Rating:												
View / Desir: W20 - WATER 20				Fpl: 0	Rating: Average												
GENERAL INFORMATION				WSFlue:	Rating:												
Grade: C	- Average			CONDOS INFORMATION													
Year Blt: 1985	Eff Yr Blt:				Location: P	- Penthouse											
Alt LUC:	Alt %:				Total Units:												
Jurisdict:	Fact: .				Floor: 4	- 4th Floor											
Const Mod:				% Own:	0.762099981												
Lump Sum Adj:				Name:	35 - 6050												
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Phys Cond: AV	- Average			20. %					Exterior:				
Prim Int Wall: 2	- Plaster			Functional:				%					Interior:				
Sec Int Wall:				Economic:				%					Additions:				
Partition: T	- Typical			Special:				%					Kitchen:				
Prim Floors: 4	- Carpet			Override:				%					Baths:				
Sec Floors:				Total:	20.4 %								Plumbing:				
Bsmnt Flr:				CALC SUMMARY									Electric:				
Subfloor:				Basic \$ / SQ:	320.00								Heating:				
Bsmnt Gar:				Size Adj.: 0.99019611									General:				
Electric: 3	- Typical			Const Adj.: 1.25949597													
Insulation: 2	- Typical			Adj \$ / SQ: 399.087													
Int vs Ext: S				Other Features: 41928													
Heat Fuel: 1	- Oil			Grade Factor: 1.00													
Heat Type: 3	- Forced H/W			NBHD Inf: 1.45000005													
# Heat Sys:				NBHD Mod:													
% Heated: 100	% AC: 100				LUC Factor: 1.00												
Solar HW: NO	Central Vac: NO				Adj Total: 769097												
% Com Wall	% Sprinkled:				Depreciation: 156896												
				Depreciated Total: 612201													
MOBILE HOME				WtAv\$/SQ:	AvRate:			Ind.Val:									
Make: [] Model: []																	
SPEC FEATURES/YARD ITEMS				Serial #:				Year:									
				PARCEL ID				020.A-0003-0401.0									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N				Total Yard Items: []				Total Special Features: []				Total: []					
IMAGE AssessPro Patriot Properties, Inc																	
																	